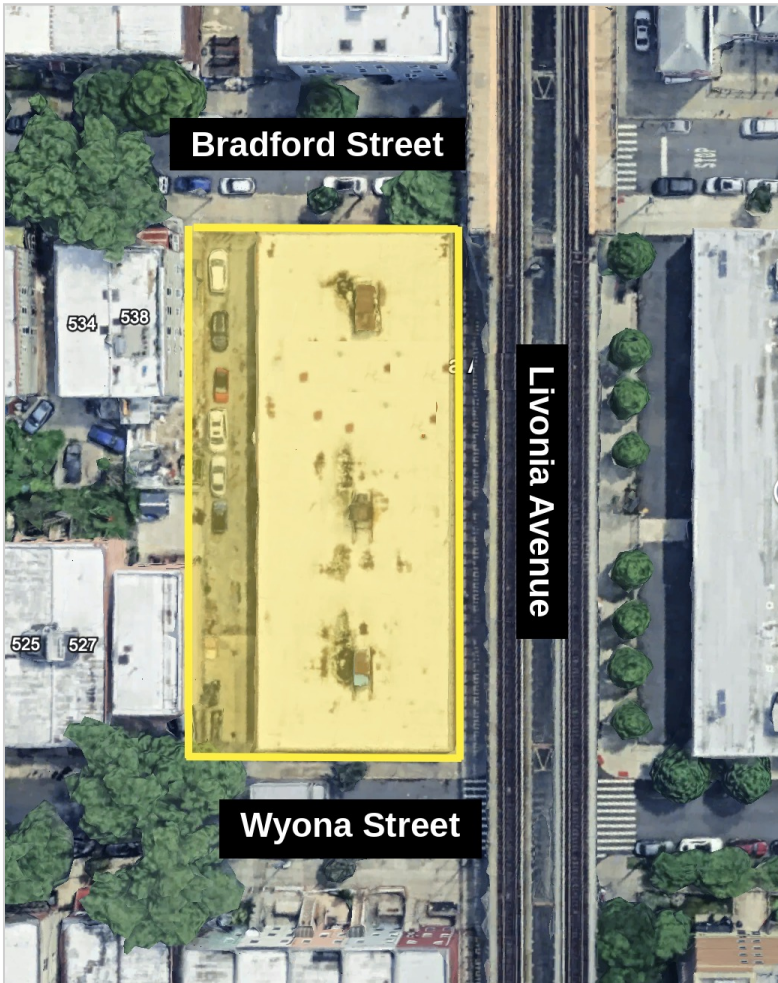


697-719 Livonia Avenue

FOR SALE

East New York, Brooklyn, NY | Bet. Bradford St. & Wyona St.

Industrial Warehouse — 15,000 SF Warehouse + 5,000 SF Yard



PROPERTY HIGHLIGHTS

- **15,000 SF**
Warehouse building (200' x 75')
- **5,000 SF**
Yard (25' x 200')
- **20,000 SF**
Total lot size (200' x 100')
- **Three-Block Frontage**
Livonia Avenue / Wyona Street / Bradford Street
- **13' Ceiling Height**
Warehouse clear height
- **2 Drive-In Gates**
Overhead drive-in access
- **Offices w/ Central Air/Heat**
On-site office space
- **Fully Sprinklered**
Automatic fire sprinkler system
- **Heavy Power / Gas Heat**
Electrical & gas service
- **Zoning R6 / C2-3**
FAR 2.2 - Residential / FAR 2.0 - Commercial
FAR 3.9 - "UAP" / FAR 4.8 - Facility
- **44,000 SF Buildable**
Residential "As-of-Right"
- **\$71,018 / yr**
Real estate taxes
- **2 Blocks to Subway**
Van Siclen Ave / Livonia Ave station

ASKING PRICE: \$6,500,000

CONTACT BROKERS | Knickerbocker Realty Group LLC

Jacques Wadler

Exclusive Agent:

516-650-1123

jwadler@krgnyc.com

Vincent Lopez

Exclusive Agent:

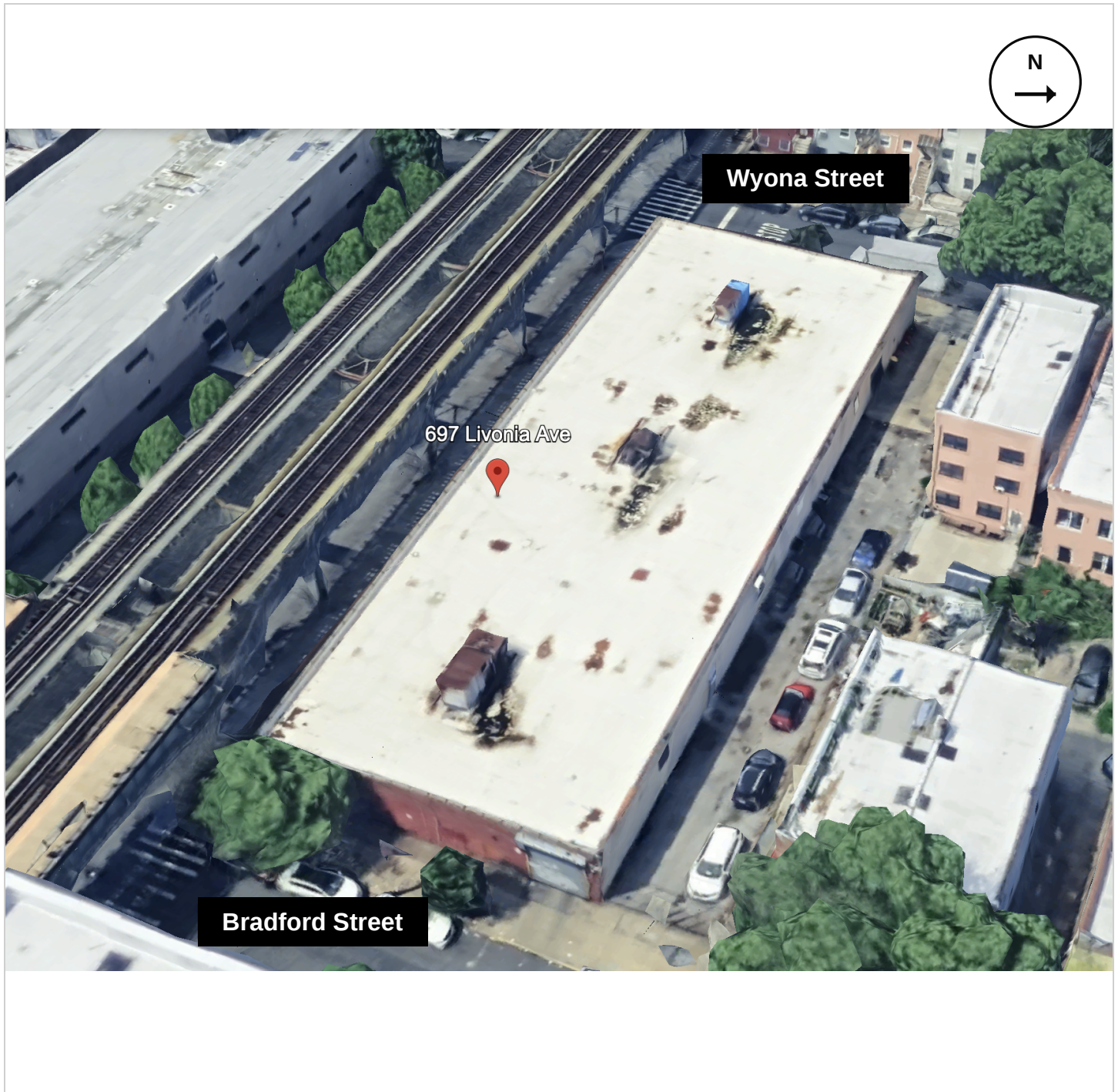
917-523-5772

vlopez@krgnyc.com



697-719 Livonia Avenue

East New York, Brooklyn, NY

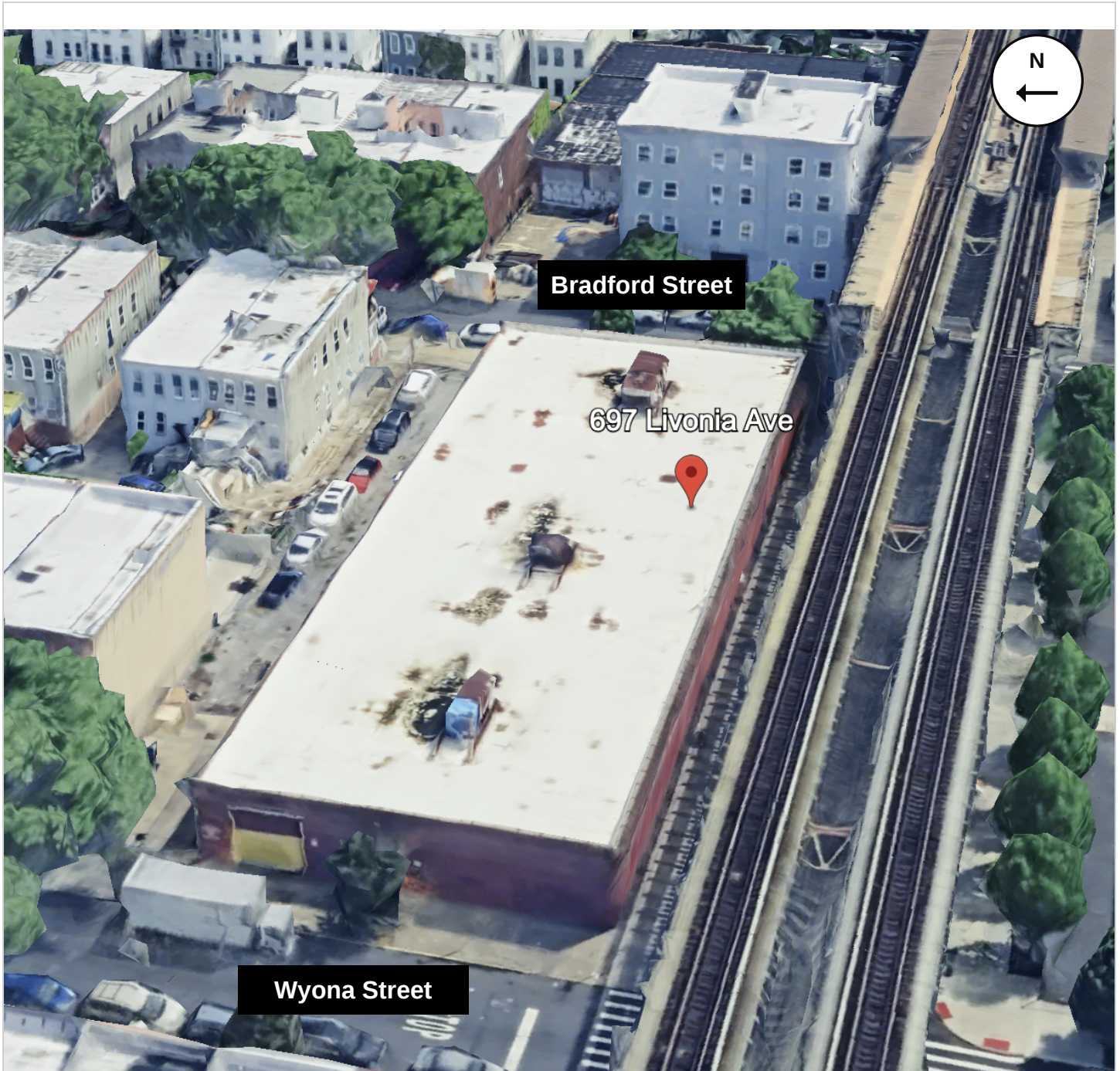


Aerial View



697-719 Livonia Avenue

East New York, Brooklyn, NY



Aerial View



697-719 Livonia Avenue

East New York, Brooklyn, NY



Interior facing Bradford Street



697-719 Livonia Avenue

East New York, Brooklyn, NY



Interior - Facing Wyona Street

697-719 Livonia Avenue

East New York, Brooklyn, NY



Office Interior

697-719 Livonia Avenue

East New York, Brooklyn, NY



Rear Yard

697-719 Livonia Avenue

East New York, Brooklyn, NY



Livonia Avenue



697-719 Livonia Avenue

East New York, Brooklyn, NY



Wyona Street



697-719 Livonia Avenue

East New York, Brooklyn, NY



Bradford Street



Tax Map

697-719 Livonia Avenue — Block 3809, Lot 1



Subject Lot Outlined — Block 3809, Lot 1



Certificate of Occupancy

B Form 54 (Rev. 8/82) 35M

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH

BROOKLYN

DATE:

JUN 5

1984

NO. **222497**

ZONING DISTRICT

C2-3 1n R6

This certificate supersedes C.O. No.

THIS CERTIFIES that the new—altered—existing—building—premises located at

533-543 Wyona Street

Block **3809**

Lot **1 & 4B**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	On Ground	20			16 & 17		Wholesale establishment with accessory food products processing.
Open Area							Accessory parking of two (2) cars.
							Open space accessory parking of ten (10) cars, open loading area.